



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, SEPTEMBER 08, 2009

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Present
Secretary	Jeff Trykoski	Present
Commissioner	Stephen Hulsey	Absent
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	John Hamilton	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:30 p.m.

Representing staff were: Scott Ingalls, Development Coordinator; Ross Culbertson, Planner; Kristen Johnson, Administrative Assistant; Joel Fitts, Senior Traffic Engineer; Toyin Fawehinmi, Civil Engineer; and Courtney Kuykendall, City Attorney.

APPROVAL OF MINUTES

- 2.** Consider and act upon approval of minutes of the Planning & Zoning meeting on August 25, 2009.

Commissioner Moss moved to approve the minutes. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0. Minutes approved.

CONSENT AGENDA

Commissioner Russell pulled item 8 for discussion. Commissioner Trykoski moved to approve Items 3 – 7. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0. Items approved.

3. **Revised Site Plan:** Cantex Addition, Block A, Lot 1 (SP09-0014)
 Owner(s): Cantex Health Care Centers, LLC
 An assisted care facility on one lot on 6.3± acres, on the north side of Main Street, 460± feet west of Twin Falls Road. Zoned Planned Development-135-Office-1. Neighborhood #44. JE
4. **Revised Site Plan:** Christie Elementary School, Block A, Lot 1R (SP09-0015)
 Owner(s): Frisco Independent School District
 An elementary school and three temporary portable buildings on one lot on 12.1± acres on the southeast corner of Red Cedar Drive and Kings Ridge Road. Zoned Planned Development-9-Patio Homes. Neighborhood #19. RC
5. **Revised Site Plan:** Ashley Elementary School, Block A, Lot 1 (SP09-0016)
 Owner(s): Frisco Independent School District
 An elementary school and two temporary buildings on one lot on 10.0± acres on the southwest corner of Christopher Lane and Stonebridge Drive. Zoned Planned Development-161-Single Family-1. Neighborhood #15. SM
6. **Site Plan:** Main Street/Dallas Parkway AT&T Cell Tower (SP09-0017)
 Owner(s): PNL Legacy L.P. and TXU
 Antennas and ground equipment on one lot, on 17.9± acres, on the west side of Dallas Parkway, 2,580± feet north of Main Street. Zoned Planned Development-181-Commercial-1/Office-2. Neighborhood #46. JE
7. **Site Plan & Final Plat:** Legacy West Addition, Block A, Lot 3B - Kids 'R Kids (SPFP09-0015)
 Owner(s): Regency Realty Corporation
 A Child Day Care on one lot on 2.6± acres on the south side of Lebanon Road, 850± feet west of Legacy Drive. Zoned Planned Development-33-Business Center. Neighborhood #32. RC
8. **Call a Public Hearing:** ZA09-0005 - Alcohol Regulations - Golf Courses
 Owner(s): City of Frisco
 A request to call a public hearing to amend the Comprehensive Zoning Ordinance pertaining to regulations for alcohol sales in conjunction with golf courses. MW

Following discussion on the item, Commissioner Russell moved to approve item 8. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0. Item approved.

PUBLIC HEARINGS

9. **Public Hearing-Specific Use Permit:** 720 Preston Trace Center Addition, Block A, Lot 4 - Preston Trace Business Condominium (SUP09-0008)
Owner(s): MCOT Properties LLC.

A request for a Specific Use Permit for a Child Day Care on one lot on 1.5± acres within a 7,153 square foot building on the east side of Pasadena Drive, 400± feet south of Preston Trace Boulevard. Zoned Commercial-1. Neighborhood #11. RC

Ross Culbertson reviewed staff comments with the Commission and recommended approval.

Commissioner Moss moved to open the public hearing. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0.

There being no one to speak, Commissioner Moss moved to close the public hearing. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0.

Following review and discussion, Commissioner Moss moved to approve. Commissioner Trykoski seconded the motion. Motion carries. Vote: 5-0. Item approved.

GENERAL INFORMATION

10. Update on the results of the September 1, 2009 City Council meeting. SM
Scott Ingalls updated the Commission on the results from the September 1, 2009 City Council meeting.
11. Scheduling of future Discussion Items. SI
Commissioner Russell asked for a discussion of distance separations between day cares and businesses that sell alcoholic beverages.

ADJOURN

There being no further business, Commissioner Moss moved to adjourn the meeting at 6:45 p.m. Commissioner Hamilton seconded the motion. Motion carries. Vote: 5-0. Meeting adjourned.

Dave Wilcox, Chairperson

Jeff Trykoski, Secretary